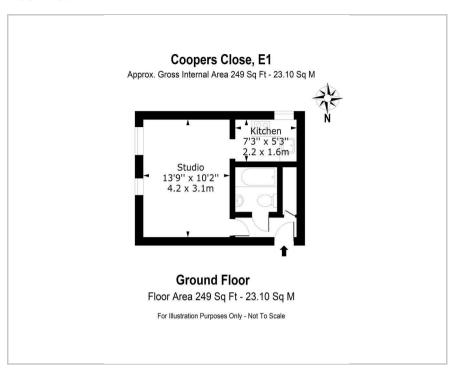
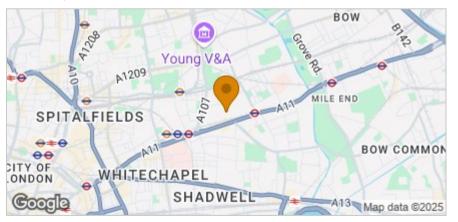


### Floor Plan



# Area Map



### Accommodation

- Quiet Cul-de-sac
- Bethnal Green Station (Central Line)
- Chain Free
- Secure Parking Space
- Ground Floor Studio
- Whitechapel Station (Elizabeth Line)
- Easy Access Into Shoreditch
- Victoria Park & Mile End Park
- Investment Opportunity
- Long Lease 960 Years approx

### Viewing

Please contact our Hackney Let Only Office on if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**

	Cun	rent	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68)	- G	53	
(39-54)		~	
(21-38)			
(1-20)	3		
Not energy efficient - higher running costs	_1		







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.